

STONE



Blackborough Road RH2

£825,000

“At Stone, we’re passionate about the unique and awe-inspiring architectural elements that transform houses into dream homes.”

————— *The Stone Family*



On Blackborough Road, appearances are politely deceptive. Behind a classic Victorian façade lies a house that quietly exceeds expectations — a mid-terrace that unfolds into five double bedrooms, each with a sense of proportion rarely found at this level.

For buyers seeking space, light and location, this is a house that stands apart. The front reception room sets the tone. Light pours through the bay window, catching on the original fireplace, its painted tiles a nod to the home's heritage. It's a room that feels both composed and comfortable.

Beyond, the hallway draws you through to a second reception, more relaxed in mood, which in turn opens onto the kitchen — a natural progression of spaces designed for both everyday living and easy hosting. Throughout, oak flooring and a bright, neutral palette create continuity — a backdrop that's ready to be shaped, rather than imposed.

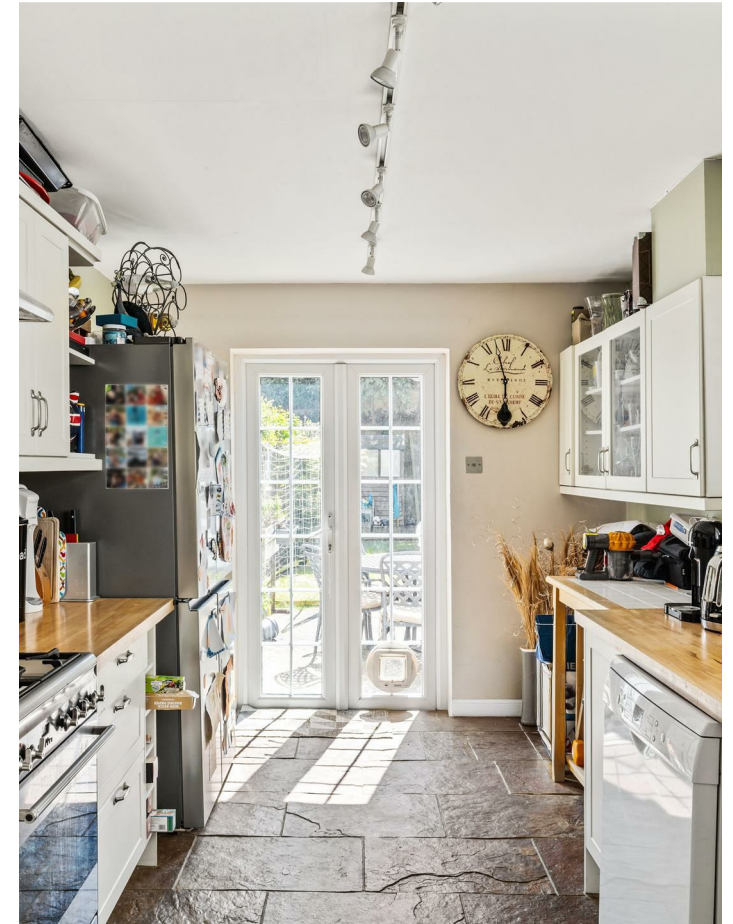


The kitchen balances contemporary finish with a softer, more traditional sensibility. Oak worktops bring warmth, while tiling underfoot grounds the space with a practical edge. There's clear potential here too — neighbouring homes have extended, and the footprint invites the same ambition.

Double doors open directly onto a south-facing garden that feels like a genuine asset: Open and drenched in sunlight, it's a space that comes into its own from early spring through late autumn. For BBQ's, kicking a football or sunbathing, this is a tranquil space.

Upstairs, the house continues to deliver. Five double bedrooms are arranged across two floors, offering flexibility for family life, working from home, or simply room to grow. Each level is served by a generous family bathroom, keeping the layout both functional and well considered.







Blackborough Road itself is one of those rare connectors — linking the historic charm of Reigate with the evolving energy of Redhill. Lined with period homes, it carries a sense of continuity and character, while remaining firmly practical for modern life. It's a road people choose deliberately, not accidentally.

Green space is close at hand. Priory Park, with its recently updated café and well-regarded playground, offers a reliable weekend anchor — whether that's a morning coffee, a walk, or somewhere for children to let off steam. For something wilder, Redhill Common provides a more open landscape, just a short distance away.

For families, the area is well served by a selection of respected schools, both state and independent, all within easy reach. Reigate's historic high street offers a mix of independent shops, cafés and restaurants that feel established rather than curated, while Redhill complements this with practical convenience — including a mainline station with fast links into London and a shopping centre that covers the essentials.







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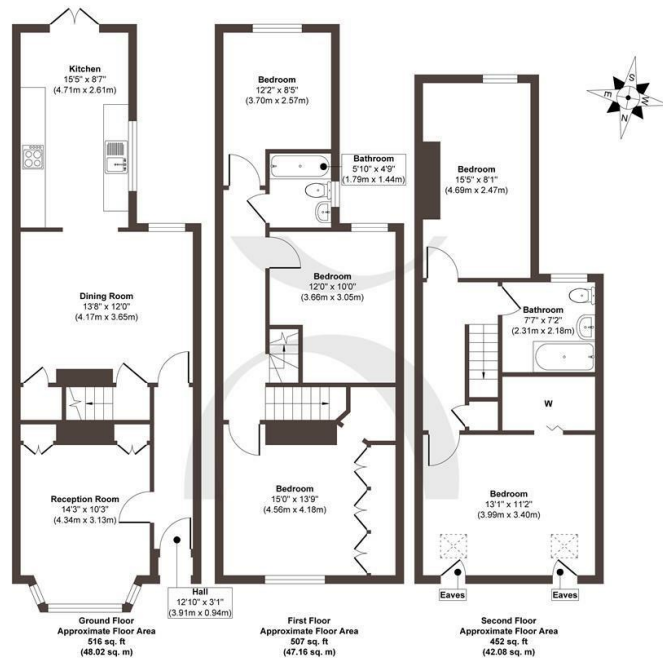
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Regulation

Regulation

The Details



Approx. Gross Internal Floor Area 1475 sq. ft / 137.26 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property

STONE

- *Deceptively spacious Victorian mid-terrace with five double bedrooms*
- *Positioned on a characterful road of period homes linking Reigate and Redhill*
- *Two reception rooms offering flexible living and a contemporary kitchen with garden access*
- *South-facing garden – private and sun drenched*
- *Clear potential to extend (subject to planning), as seen in neighbouring homes*
- *Off road parking on driveway*

Energy Performance Certificate (EPC)

Band D

Council Tax Band

D



STONE

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